



**Russet House Birch Close, Huntingdon York YO31 9PN**

**welcome to**

**Russet House Birch Close, Huntington York**

A well presented and modern two bedroom apartment, situated in a popular residential area, just off Huntington Road, 1.6 miles from the city centre



### Entrance Hall

The entry hall with the home has laminate flooring, a telephone entry system, a storage cupboard and an electric radiator.

### Kitchen/ Living Room

23' x 11' 9" into recess ( 7.01m x 3.58m into recess )

An open plan space with the kitchen area comprising of base units, an integrated dishwasher, a fridge/freezer, an electric hob, an oven, a cooker hood and laminate flooring. The living space offers laminate flooring, a tv point, an electric radiator, two windows to the rear and one to the side.

### Bedroom One

11' 6" + recess x 8' 6" ( 3.51m + recess x 2.59m )

A double bedroom with carpeted flooring, an electric radiator, fitted wardrobes and a window to the side.

### Bedroom Two

11' 6" into recess x 8' 4" into recess ( 3.51m into recess x 2.54m into recess )

The second double bedroom has carpeted floors, an electric radiator, fitted wardrobes and a window to the side.

### Bathroom

The bathroom has a shower over the bath tub, a w.c, a wash hand basin, tiled flooring, spotlighting, a towel radiator and an extractor fan.

### Exterior

The apartment benefits from one allocated parking space.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## Russet House Birch Close, Huntington York

- A MODERN TWO BEDROOM APARTMENT
- ALLOCATED PARKING
- 1.6 MILES FROM THE CITY CENTRE
- AN OPEN PLAN LOUNGE/KITCHEN
- A GREAT INVESTMENT OPPORTUNITY

Tenure: Leasehold EPC Rating: C

# £190,000



Please note the marker reflects the  
postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
YOR108514 - 0002

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